

Field Notes for 4635.27TSAAMSS

BEING 0.344 OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE GREEN MCCOY SURVEY NO. 29, ABSTRACT NO. 514 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE 1.625 ACRE TRACT OF LAND CONVEYED TO CITY OF AUSTIN, A TEXAS MUNICIPAL CORPORATION SITUATED IN THE COUNTIES OF TRAVIS AND WILLIAMSON, STATE OF TEXAS, BY GENERAL WARRANTY DEED DATED OCTOBER 16TH, 2000, FILED FOR RECORD ON OCTOBER 19TH, 2000, RECORDED IN DOCUMENT 2000167964 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.344 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a 1/2 inch iron rod found in the southeasterly right-of-way line of Spicewood Springs Road (R.O.W. varies) at the most northerly corner of said 1.625 acre City of Austin tract and a corner of the remainder of the former Spicewood Springs Road vacated by Travis County Commissioner's Court in Volume 41, Page 326 of the recorded Minutes of the Commissioner's Court of Travis County, Texas, thence, with the southeasterly right-of-way line of Spicewood Springs Road and the northwesterly line of said 1.625 acre City of Austin tract, as follows;

South 57°32'29" West, a distance of 84.56 feet, to a 1/2 inch iron rod found;

South 52°23'20" West, a distance of 30.93 feet, to a calculated point for the Point of Beginning and most northerly corner of the herein described tract of land having Texas State Plane (Texas Central Zone), NAD 83 (CORS96), U. S. Feet, Combined Scale Factor of 0.99989) values of N=10126386.70, E=3096894.19;

1) THENCE, South 01°44'27" West, a distance of 64.05 feet, leaving the southeasterly right-of-way line of Spicewood Springs Road and the northwesterly line of said 1.625 acre City of Austin tract, crossing said 1.625 acre City of Austin tract, to a calculated point for an angle point hereof;

2) THENCE, South 00°20'59" East, a distance of 109.29 feet, to a calculated point for an angle point hereof;

3) THENCE, South 02°32'45" East, a distance of 83.60 feet, to a calculated point for an angle point hereof;

4) THENCE, South 02°13'29" West, a distance of 28.87 feet, to a calculated point in the curving northeasterly line of Spicewood Springs Road and the curving southwesterly line of said 1.625 acre City of Austin tract, for the most southerly corner of the herein described tract of land, from which, a calculated point in the northwesterly line of the remainder of said former Spicewood Springs Road, at the endpoint of said curve and the most southerly corner of said 1.625 acre City of Austin tract, bears along said curve, to the right, having a radius of 414.53 feet, an angle of intersection of 46°58'29", an arc length of 339.86 feet, and a chord bearing South 17°51'01" East, a distance of 330.42 feet, and from the most southerly corner of said 1.625 acre City of Austin tract, a 1/2 inch iron rod found described in Document 2000167964 of the Official Public Records of Travis County, Texas, bears South 06°19'38" West, a distance of 11.19 feet;

5) THENCE, with the curving northeasterly right-of-way line of Spicewood Springs Road and the curving southwesterly line of said 1.625 acre City of Austin tract, along said curve, to the left, having a radius of 414.53 feet, an angle of intersection of 01°28'25", an arc length of 10.66 feet, and a chord bearing North 42°04'28" West, a distance of 10.66 feet, to a 1/2 inch iron rod found at the endpoint of said curve;

6) THENCE, North 42°49'23" West, a distance of 183.02 feet, with the northeasterly right-of-way line of Spicewood Springs Road and a southwesterly line

of said 1.625 acre City of Austin tract, to a calculated point, for the point of curvature of a non-tangent circular curve to the right;

7) THENCE, along said curve to the right, having a radius of 30.37 feet, an angle of intersection of $86^{\circ}38'17''$, an arc length of 45.92 feet, and a chord bearing North $00^{\circ}49'51''$ East, a distance of 41.67 feet, to a 1/2 inch iron pipe found at the endpoint of said curve;

8) THENCE, North $43^{\circ}40'00''$ East, a distance of 13.79 feet, to a calculated point for a northerly corner of the herein described tract of land, from which, a 1/2 inch iron pipe found at a corner in the southeasterly right-of-way line of Spicewood Springs Road and a corner of said 1.625 acre City of Austin tract bears North $43^{\circ}40'00''$ East, a distance of 2.41 feet;

9) THENCE, South $37^{\circ}36'40''$ East, a distance of 80.51 feet, leaving the southeasterly right-of-way line of Spicewood Springs Road and the northwesterly line of said 1.625 acre City of Austin tract, crossing said 1.625 acre City of Austin tract, to a calculated point for a corner;

10) THENCE, North $52^{\circ}23'20''$ East, a distance of 80.00 feet, to a calculated point for a corner;

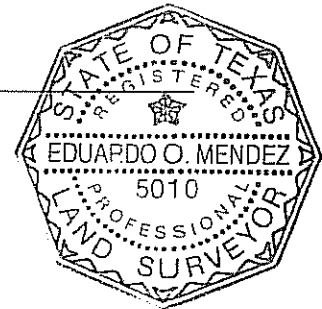
11) THENCE, North $37^{\circ}36'40''$ West, a distance of 80.00 feet, to calculated point in the southeasterly right-of-way line of Spicewood Springs Road and the northwesterly line of said 1.625 acre City of Austin tract, for a westerly corner of the herein described tract of land, from which, a 1/2 inch iron pipe found at an angle point in the southeasterly line of Spicewood Springs Road and the northwesterly line of said 1.625 acre City of Austin tract, bears South $52^{\circ}23'20''$ West, a distance of 34.99 feet;

12) THENCE, North $52^{\circ}23'20''$ East, a distance of 71.23 feet, to the Point of Beginning and containing an area of 0.344 of one acre of land, more or less.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.

Eduardo O. Mendez
Eduardo O. Mendez
Registered Professional Land Surveyor 5010

10/4/10
Date



MWM DesignGroup
305 East Huntland Drive, Suite 200
Austin, Texas, 78752 (512) 453-0767

Bearing Basis:

The coordinates shown are based on the Texas State Plane, Central Zone NAD83(CORS96). For surface coordinates, divide Grid Coordinates by Combined Scale Factor Of 0.99989. All distances shown are surface distances.

Base

<u>Station</u>	<u>PID</u>	<u>Designation</u>	<u>Latitude</u>	<u>Longitude</u>
DE7995	HOT1	Carterburgess Coop (CORS)	N301608.940	W0974713.440
DF4373	TXAU	Austin Rrp2 (CORS)	N301842.087	W0974522.712
DF4070	EZAU	Easy Austin Coop (CORS)	N301235.483	W0974412.279

TCAD No.: 0164130703 CITY GRID No.: F35

Reviewed and Approved by:
MACIAS & ASSOCIATES, L.P.

Jackie Lee Crow JACKIE LEE CROW
Date: 10/05/2010 R.P.L.S. #5209

SCALE:
1"=100'

LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND
- () RECORD DATA
- OPRTCT OFFICIAL PUBLIC RECORDS
TRAVIS CO, TX
- PRTCT PLAT RECORDS
TRAVIS CO, TX
- RPRTCT REAL PROPERTY RECORDS
TRAVIS CO, TX
- RMCTCT RECORDED MINUTES OF THE
COMMISSIONER'S COURT OF
TRAVIS CO, TX
- ▨ PARCEL AREA
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- CWQZ CRITICAL WATER QUALITY ZONE

SEE SHEET 4 OF 4 FOR LINE/CURVE DATA

GREEN MCCOY SURVEY NO. 29,
ABSTRACT NO. 514

POB (GRID)

N=10126386.70
E=3096894.19

HYDROLOGY STREAM CENTERLINE OBTAINED
FROM CITY OF AUSTIN GIS DEPARTMENT

SPICEWOOD SPRINGS ROAD
(R.O.W. VARIES)

02/09/10

FORMER SPICEWOOD SPRINGS RD
VACATED BY TRAVIS COUNTY
COMMISSIONER'S COURT
VOL. 41, PG. 326
RMCTCT

LOT 3

BLOCK "A"

HIGH VISTA SECTION ONE
BK. 82, PG. 255
PRTCT

CITY OF AUSTIN
(1.625 AC)
DOC. 2000167964
OPRTCT

BULL CREEK RANCH
DOC. 200200227
OPRTCT

THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE REPORT AND MAY NOT
INCLUDE ALL EASEMENTS OR INSTRUMENTS
PERTAINING TO THIS PROPERTY.

THE COORDINATES SHOWN ARE BASED ON THE TEXAS
STATE PLANE, CENTRAL ZONE NAD83(CORS96). FOR
SURFACE COORDINATES, DIVIDE GRID COORDINATES BY
COMBINED SCALE FACTOR OF 0.99989. ALL DISTANCES
SHOWN ARE SURFACE DISTANCES.

BASE

STATION	PID	DESIGNATION (ALL CORS)	LATITUDE	LONGITUDE
DE7995	HOT1	CARTERBURGESS COOP	N301608.940	W0974713.440
DF4373	TXAU	AUSTIN RRP2	N301842.087	W0974522.712
DF4070	EZAU	EASY AUSTIN COOP	N301235.483	W0974412.279

mwm
Design Group

305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

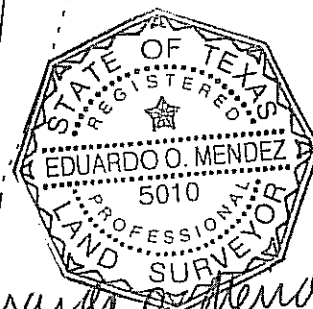
SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 38903
FILE: PARD TSAAMS

3

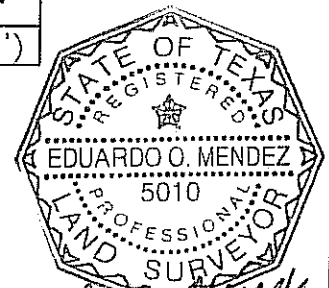
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Eduardo O. Mendez
10/4/10

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°44'27"W	64.05'
L2	S00°20'59"E	109.29'
L3	S02°32'45"E	83.60'
L4	S02°13'29"W	28.87'
L5	N43°40'00"E	13.79'
L6	N43°40'00"E	2.41'
L7	S37°36'40"E	80.51'
L8	N52°23'20"E	80.00'
L9	N37°36'40"W	80.00'
L10	S52°23'20"W	34.99'
L11	N52°23'20"E	71.23'
L12	S43°40'00"W	16.19'
(L12)	(N46°36'23"E)	(16.28')
L13	S53°34'17"W	42.64'
(L13)	(N56°11'42"E)	(42.62')
L14	S07°33'37"E	164.57'
(L14)	(S04°56'39"E)	(164.61')
L15	S07°33'37"E	164.57'
(L15)	(S04°56'39"E)	(164.61')
L16	S06°19'38"W	11.19'
(L16)	(S08°56'22"W)	(11.19')

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	414.53'	46°58'29"	339.86'	S17°51'01"E	330.42'
C2	414.53'	01°28'25"	10.66'	N42°04'28"W	10.66'
C3	30.37'	86°38'17"	45.92'	N00°49'51"E	41.67'
(C3)	(30.37')			(N03°24'47"E)	(41.66')



Eduardo O. Menendez
10/4/10



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SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 04 OCT 10
JOB NO: 38603
FILE: PARD TSAAMS

4
4 OF 4



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

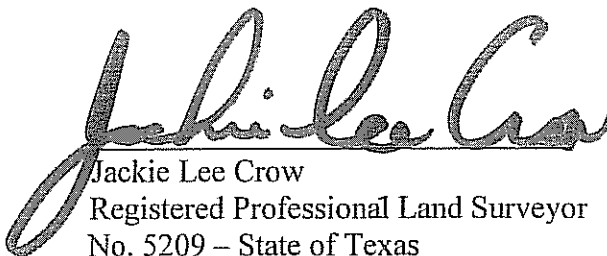
Project: Jollyville Water Transmission Main
Parcel No. 4635.27 WLEFST-0.344 Acre Temporary Staging Area and Materials Storage Site –
City of Austin

Surveyor Certification

I, Jackie Lee Crow, a Registered Professional Land Surveyor, do hereby certify that this document has been reviewed by me, does substantially comply in form to the Legal Description Guidelines for the Department of Public Works of the City of Austin (Revised – January, 2007) and that the information shown on the legal description and sketch does match that information shown in the closure report provided with the document. No review has been made regarding the correctness of boundary line determination, boundary line configuration, easement configuration and calculations used in the production of this document.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 6th day
of October, 2010, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 – State of Texas

